

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON MARCH 15, 2006  
(Approved April 19, 2006)

The Planning Commission held their monthly meeting on Wednesday, March 15, 2006. Present for the meeting were Harold Kulp, Roy Kolb, Kathryn Alexis, Walter Woessner, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

Mr. Kulp arrived at 7:30 p.m.

**CITIZENS COMMENTS**

**1. MINUTES**

Mr. Woessner moved to approve the February 2, 2006 workshop meeting minutes as presented. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved to approve the second draft of the February 15, 2006 monthly meeting minutes as presented. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

**2. THE ENCLAVE AT ELLIS WOODS**

Mrs. Wendy Manley was presented. Mr. Woessner moved to recommend sketch plan approval for the Enclave at Ellis Woods in accordance with draft resolution dated March 6, 2006 as amended. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote. Amendments being in Section 5.B.1.a, after 'Sketch Plan' in the first sentence add "and/or supporting documents", in Appendix B delete Item d., renumber and add:

- i. A storm drainage easement shall be added to the area downstream of the storm basis outlet in the initial preliminary plan submission.
- j. Ultimate right-of-way and road improvements shall be extended across Lot 15 in the initial preliminary plan submission.
- k. A 10'x10' bus pad shall be added to the plan in the initial preliminary plan submission.

**3. YORGEY SUBDIVISION**

Mr. Woessner moved to accept for the review the Yorgey final minor subdivision plan dated January 12, 2006. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

There was a brief review of the Yorgey final minor subdivision plan dated January 12, 2006 in accordance with consultant comments.

**4. ECKHART SUBDIVISION**

Mr. Richard Dougherty of Ambassador Homes and Mr. Joe Inzone of Brandie Layne Court were present. There was a discussion regarding the bus pad at Brandie Layne Court of the Eckhart Subdivision.

Mr. Inzone noted concerns of liability and maintenance if the bus pad was placed on his property. Mr. Woessner moved to put the bus pad in the location as shown on the record plans against the curb located behind the 'no outlet' sign. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

## **5. HIDDEN ACRE ESTATES**

Mr. Anthony Hibbeln of Hibbeln Engineering was present.

There was a review of Hidden Acre Estates preliminary subdivision and land development plan dated February 6, 2006 in accordance with Township Engineer letter dated March 8, 2006, Traffic Engineer letter dated March 6, 2006 and Township Planner letter dated March 9, 2006.

Mr. Hibbeln noted that comments on the review letters would be complied with. There was a brief discussion regarding stormwater. The applicant proposes seepage beds. The Township Engineer noted that basins must reside on one lot and not crossover to another lot.

## **6. STRUTYNSKI DEVELOPMENT**

Mr. Woessner moved to accept for review Strutynski sketch land development plan dated February 24, 2006. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

## **7. PLAN REVIEW EXTENSIONS**

There was a review regarding plan review extensions. The Planning Commission reviewed the list of current projects and plan review expiration dates.

The Planning Commission suggested the Bealer subdivision be rejected if no activity on the project and Mr. William Conver of Conver and Smith Engineering, Inc. noted he will contact the application regarding the status of the project.

Mr. Woessner moved to prepare a resolution for rejection of the Shantz subdivision outlining plan deficiencies to support the rejection and send a letter to the applicant regarding the rejection issue requesting they provide information for the April 3, 2006 Board of Supervisors meeting. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

It was requested letters be sent to the applicants for the Neuman subdivision, Walley et al Tract project, and the Bauman Subdivision regarding their plan extensions.

## **ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

The next meeting will be held April 19, 2006 at 7:00 p.m.

## **ADJOURNMENT**

Mr. Kulp moved to adjourn the monthly meeting at 10:00 p.m. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary